



Large Scale Retail & Commercial Space **For Sale**

231 Lombard Street | Smith Falls, ON

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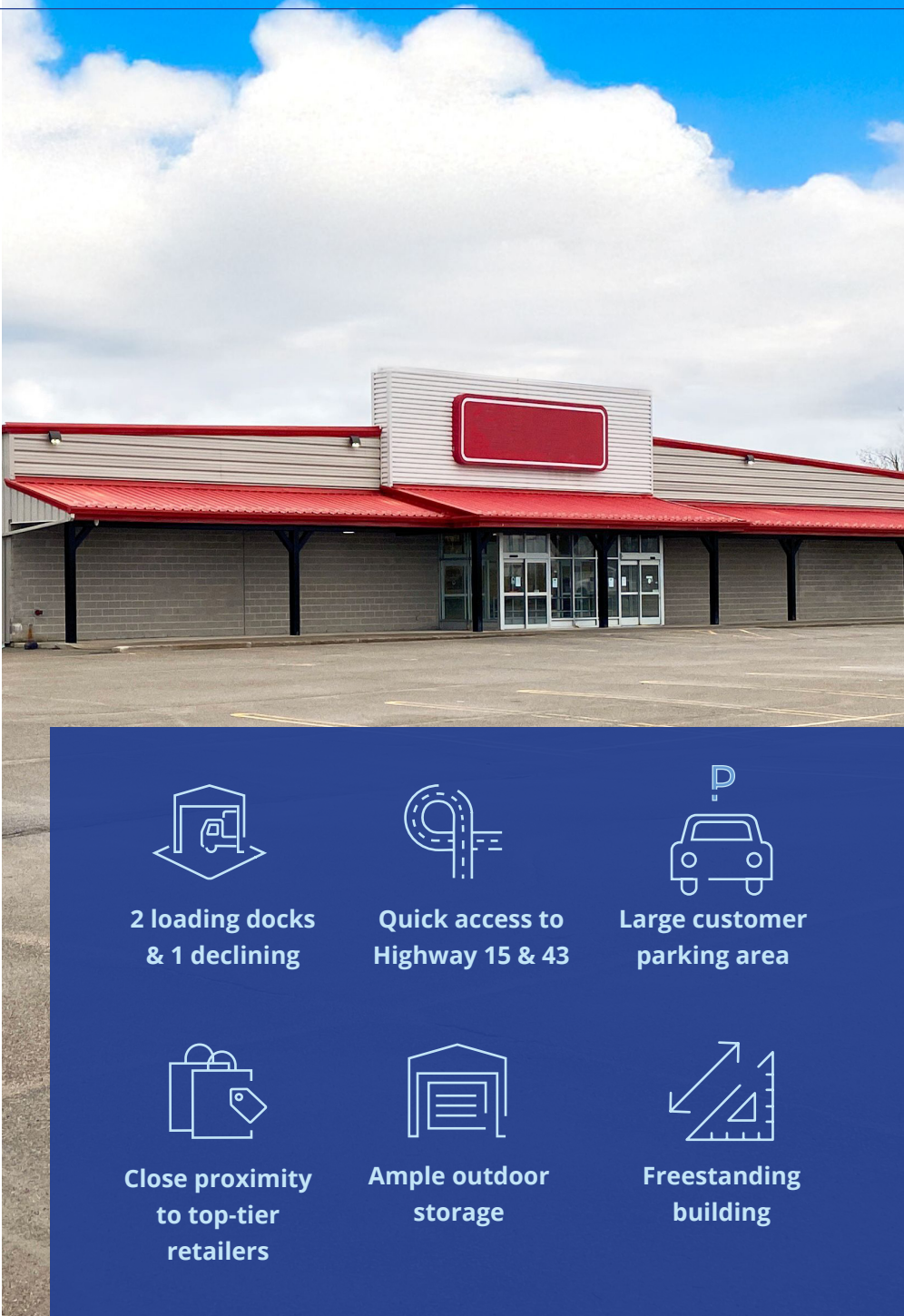
Property Overview

High-exposure retail opportunity on the south side of Smiths Falls along busy Highway 15.

This large standalone building features a bright, open showroom with high ceilings ranging from 15' to 21', ideal for a multitude of uses including retail, automotive, recreational vehicle supply or service uses.

Property includes a large fenced outdoor yard, a covered exterior display area, and two loading docks: one covered, grade-level dock and one declining dock designed for 53' trailers. Ample outdoor storage permitted. Large customer parking area.

Address	231 Lombard Street, Smith Falls
Site Area	3.81 Acres
Building Size	28,787 SF
Property Taxes	\$103,172.04 (2025)
Zoning	CC
Listing Price	\$5,850,000



2 loading docks
& 1 declining



Quick access to
Highway 15 & 43



Large customer
parking area



Close proximity
to top-tier
retailers



Ample outdoor
storage



Freestanding
building

Location Overview & Demographics

Located along Smiths Falls' main commercial corridor, 231 Lombard Street offers a high-visibility retail opportunity just minutes from the revitalized downtown core. The property enjoys direct access to Highway 15 and sits in a growing area supported by strong infrastructure and a diverse local economy.

Smiths Falls continues to attract new residents and businesses. The town has experienced over 5% population growth since 2016, fueled by affordable housing, small-town appeal, and strategic proximity to Ottawa and Kingston, each about an hour away. The community has welcomed more than 24 new businesses in the past year alone.

The property benefits from proximity to VIA Rail service, the Smiths Falls-Montague Airport, and the Rideau Canal, a UNESCO World Heritage Site that draws visitors year-round. With its strong community, expanding population, and accessible location, 231 Lombard Street presents an ideal opportunity for retailers looking to grow in Eastern Ontario.

10KM Radius



Current
population

20,874



Average
household income

\$100,858



Employment rate
within 10 km

93.1%



Labour Force
Participation

57.2%

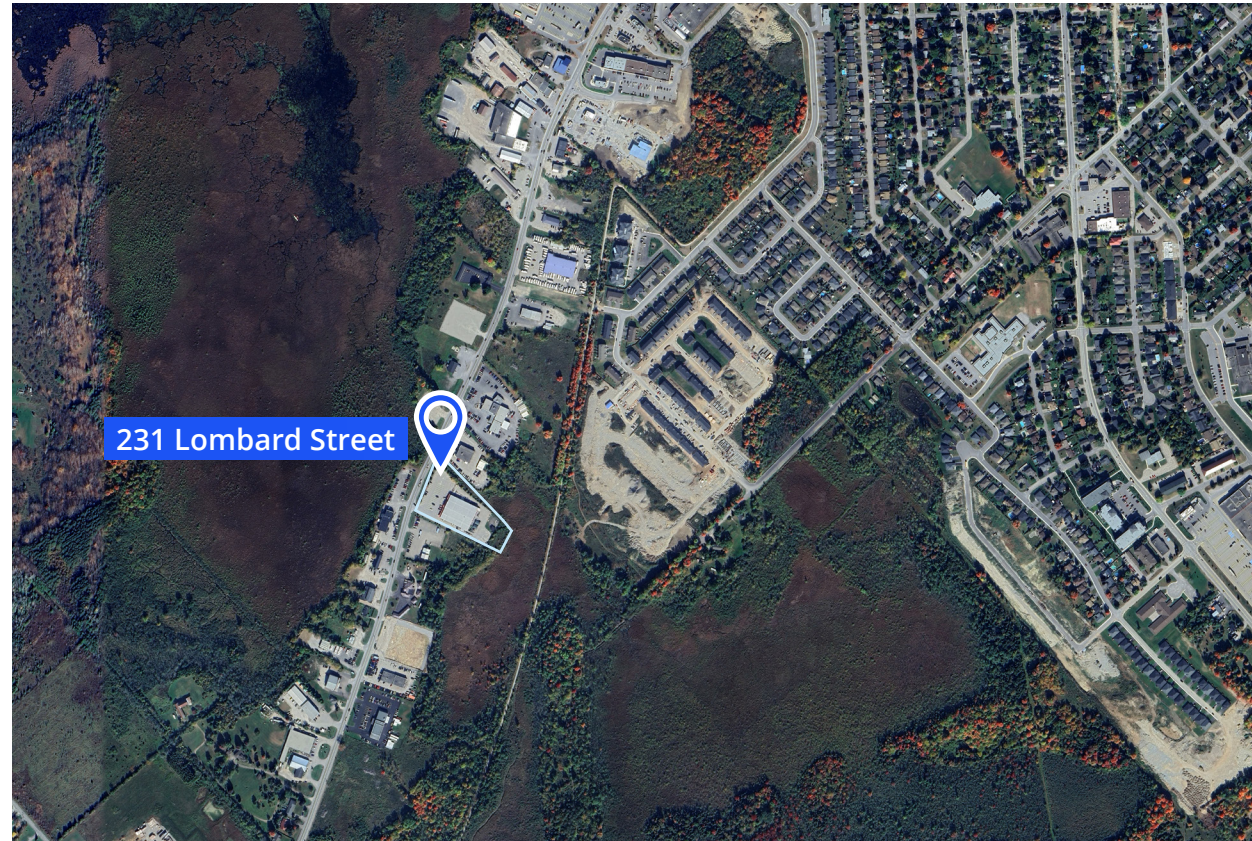
Labour Type

	%
Health Care and Social Assistance	14.7
Retail Trade	14.3
Construction Industry	11.7
Manufacturing Sector	9.4

Zoning By-law

28,787 SF available

The Corridor Commercial (CC) Zone is intended to implement the policies of the Corridor Commercial designation in the Official Plan. This Zone generally permits a wide range of automobile-oriented commercial Uses that do not detract from the permitted Uses in the GC Zone, such as serve residential neighbourhoods, such as automobile and Recreational Vehicle Sales, Shopping Centres, and Warehouses.



CC - Corridor Commercial

Permitted Uses

Adult Entertainment	Automobile Rental
Animal Hospital	Building Supply Outlet
Assembly Hall	Commercial School
Automobile Body Shop	Convenience Store
Automobile Care	Custom Workshop
Automobile Gas Bar	Dry Cleaning Plant
Automobile Sales	Farm Implement Sales
Automobile Service Station	Farm Supply Sales
Automobile Washing Establishment	Full-Service Restaurant

Funeral Home
Financial Institution
Greenhouse
Laundromat
Hotel
Office
Personal Service Shop
Place of Entertainment
Place of Recreation

Printing Shop
Recreational Vehicle Sales
Retail Food Store
Retail Store
Shopping Centre
Warehouse
Wholesale Outlet
Take-Out Restaurant
Gas Transfer Facility

*The above zoning information is provided for general reference only and must be read in conjunction with the Town of Smith Falls Comprehensive Zoning By-Law. Please consult the official by-law for complete details or contact city officials.







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